

428 Parkridge Rise SE
Calgary, Alberta

MLS # A2338888



\$969,900

Division:	Parkland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,506 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wet Bar		
Inclusions:	Hot tub, attached garage shelving, shed, window coverings.		

Welcome to this fully renovated bungalow with over 2700 square feet of finished living space, tucked away in a quiet cul de sac in the south end of Parkland, just a short walk from Fish Creek Park. Situated on an oversized pie lot, this home offers a thoughtful layout and extensive updates throughout. The main floor opens to a beautiful custom built kitchen showcasing maple cabinetry, stainless steel appliance package with a large gas range and an oversized island that truly anchors the space. Quartz countertops run throughout, while a built in wine and coffee beverage centre provides the perfect spot to grab a drink before settling into the large front window seat with a good book. The main level also features a warm and inviting living room with a gas fireplace overlooking the backyard. Engineered hardwood flooring and Hunter Douglas blinds throughout elevate the space, while the custom mudroom just off the garage entrance provides excellent built in storage and dedicated shoe organization. Two large bedrooms round out the main level, including a very generous primary bedroom not often found in many of these mature communities, featuring a large walk in closet with a barn door accent and a tastefully finished ensuite with in floor heat. A second full bathroom completes the main level. The basement is fully developed and offers excellent flexibility with two additional bedrooms, a third full bathroom, a large laundry room and spacious family room complete with a wet bar and second gas fireplace. Whether used for family, guests or out of town visitors, the additional living space ensures there is room for everyone, while central A/C keeps the home comfortable throughout the summer. Outside, the pie lot provides an impressive amount of yard space, with a beautifully manicured lawn, large paver patio, hot tub and five zone in ground sprinkler system. The

oversized 23' x 25' heated garage is a rarity and offers excellent space for vehicles, bikes, kayaks and all the other recreational gear you'll be able to put to good use right out your front door. And then there's the Parkland lifestyle. Fish Creek Park is within walking distance, offering extensive pathways, trails and natural space to explore. Park 96, the community's private amenity area, provides year round recreation with winter skating, a splash park, tennis and pickleball courts and disc golf. Walk down the hill for an ice cream at Annie's Café, or enjoy an evening at The Bow Valley Ranch Restaurant, just minutes away. A beautifully renovated bungalow on an oversized lot, tucked into a quiet cul de sac and surrounded by some of Calgary's best outdoor amenities this is a rare Parkland opportunity you won't want to miss.